

USE OF CH. 40B COMPARED WITH LOCAL CONDITIONS IN COMMUNITIES IN THE MERRIMAC VALLEY REGION

	LOCAL CONDITIONS								PROJ. ELIG. LTTRS MARCH '01 - MARCH '03				COMP. PERMITS ISSUED SINCE OCT. 2001				LOW/MOD PRODUCTION HISTORY									
COMMUNITY	BUILDING CAP	BUILDING MORATORIUM	MULTI-FAMILY ALLOWED?	LOT SIZE FOR SINGLE FAMILY	LOT SIZE FOR MULTI-FAMILY	SINGLE FAMILY UNITS ISSUED BDLG. PERMITS 2002	2+ FAMILY UNITS ISSUED BDLG. PERMITS 2002	MEDIAN SELLING PRICE OF SINGLE FAMILY HOME 1ST - 3RD QUARTER 2002	NUMBER OF PROJECT ELIGIBILITY LETTERS ISSUED	TOTAL PROPOSED UNITS	PROPOSED OWNERSHIP UNITS	PROPOSED RENTAL UNITS	# COMP. PERMITS APPROVED SINCE OCTOBER 2001?	# UNITS APPROVED VIA COMP. PERMIT SINCE OCT. 2001	# OF AFFORD. UNITS	# UNITS ADDED TO SHI %	CURRENT SHI %	NUMBER OF UNITS NEEDED TO GET TO 10%	1972 40B UNITS	CURRENT 40B UNITS	40B UNITS SINCE 1972	40B UNITS BUILT WITH COMP. PERMIT	40B UNITS BUILT W/O COMP. PERMIT	2000 YR ROUND HSG UNITS (US CENSUS)	YEAR ROUND HOUSING UNITS BUILT SINCE 1970	
AMESBURY	48 (exemptions for low/mod hsg, senior hsg, PUD and conversion)	NO	Yes (special permit only), cluster allowed	8,000 SF; 20,000 SF; 40,000SF; 80,000SF; 10 Acres	5000 SF	36	0	\$269,900	2	312	312	0	0	0	0	0	6.77%	212	127	445	318	102	343	6,570	2,783	
ANDOVER	NO		special permit only (ZBA or Plng. Bd)	15,000SF; 30,000SF; 43,560 SF	Lot size equal to adjoining/nearest single residence district, but not less than 3,500 SF per unit	44	26	\$437,500	2	116	20	96	0	0	0	0	8.52%	170	136	981	845	402	579	11,513	4,383	
BOXFORD	NO	NO	NO	2 acres	-	25	0	\$543,000	0	0	0	0	0	0	0	0	0.58%	245	0	15	15	15	0	2,602	1,548	
GEORGETOWN	20 (exemptions for senior and low/mod hsg)		special permit only (ZBA)	15,000SF; 40,000SF; 80,000 SF	10,000 SF per unit; 20,000 SF/unit for the first 2 units and 10,000 SF for each add'l unit; 40,000 SF/unit for the first two units and 10,000 SF for each add'l unit	32	13	\$326,250	0	0	0	0	2	203	51	191	13.46%	0	0	350	350	204	146	2,601	1,088	
GROVELAND	36		duplexes/2 Family	20,000SF; 30,000SF; 43,560SF	27,000 SF; 40,000SF; 60,000SF (Duplexes)	18	30	\$312,000	3	226	178	48	0	0	0	0	2.82%	150	0	59	59	0	59	2,090	581	
HAVERHILL	100		2 family permitted; 3+ units - special permit only	7,000SF; 7,500SF; 15,000SF; 2acres	20,000SF; 25,000SF; 40,000SF;	112	218	\$245,000	3	374	88	120	0	0	0	0	8.28%	407	843	1961	1118	182	1779	23,675	7,570	
LAWRENCE	NO		2 family permitted; 3+ units - special permit only	10,000 SF	10,000 SF (5,000 SF/ unit)	13	30	\$175,500	0	0	0	0	0	0	0	0	14.96%	0	1909	3821	1912	140	3681	25,540	637	
MERRIMAC	NO	NO	2 family permitted; 3+ units - special permit only	10,000SF; 10,890SF; 43,560SF; 87,120SF	1 acre buildable land (10 units/acre max density)	17	0	\$259,000	3	540	42	498	1 - notice received Feb 2003- units are not yet reflected in SHI	30	8	8 - notice received Feb 2003- units not are not yet reflected in SHI	3.33%	152	0	76	76	48	28	2,281	971	

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COMMUNITY	BUILDING CAP	BUILDING MORATORIUM	MULTI-FAMILY ALLOWED?	LOT SIZE FOR SINGLE FAMILY	LOT SIZE FOR MULTI-FAMILY	SINGLE FAMILY UNITS ISSUED BDLG. PERMITS 2002	2+ FAMILY UNITS ISSUED BDLG. PERMITS 2002	MEDIAN SELLING PRICE OF SINGLE FAMILY HOME 1ST-3RD QUARTER 2002	NUMBER OF PROJECT ELIGIBILITY LETTERS ISSUED	TOTAL PROPOSED UNITS	PROPOSED OWNERSHIP UNITS	PROPOSED RENTAL UNITS	# COMP. PERMITS APPROVED SINCE OCTOBER 2001?	# UNITS APPROVED VIA COMP. PERMIT SINCE OCT. 2001	# OF AFFORD. UNITS	# UNITS ADDED TO SHI %	CURRENT SHI %	NUMBER OF UNITS NEEDED TO GET TO 10%	1972 40B UNITS	CURRENT 40B UNITS	40B UNITS SINCE 1972	40B UNITS BUILT WITH COMP. PERMIT	40B UNITS BUILT W/O COMP. PERMIT	2000 YR ROUND HSG UNITS (US CENSUS)	YEAR ROUND HOUSING UNITS BUILT SINCE 1970	
METHUEN	NO	NO	Special Permit Only	8,000SF; 10,000SF; 15,000SF; 25,000SF; 40,000SF	43,560SF (4units/acre); 130,680SF (2 units/acre); Also density bonus for aff. Hsg.	114	0	\$230,000	2	219	128	91	0	0	0	0	6.32%	621	260	1064	804	226	838	16,848	5,404	
NEWBURY	NO	NO		40,000SF	60,000 SF (if public water supply); 80,000SF	11	0	\$349,900	0	0	0	0	0	0	0	0	3.60%	167	97	94	-3	0	94	2,614	1,405	
NEWBURYPORT	48	NO	Yes (special permit only?)	8,000SF; 10,000SF; 20,000SF; 130,000SF	20,000SF for first 4 units & 4,000 SF for each add'l unit (max of 6 units/structure)	23	2	\$341,000	1	138	138	0	0	0	0	0	8.63%	106	0	666	666	0	666	7,717	2,340	
NORTH ANDOVER	80 (exemptions for senir & low/mod hsng)	NO	YES	12,500SF; 25,000SF; 43,560SF; 87,120SF	43,560 SF; 130,680SF	59	2	\$411,000	5	527	527		1 - notice received Feb 2003- units not are not yet reflected in SHI	270	75	75 - notice received Feb 2003- units not are not yet reflected in SHI	5.35%	461	231	529	298	250	279	9,896	4,953	
ROWLEY	24	NO	Special Permit Only	30,000; 60,000	20,000SF for the first unit and 10,000SF for each additional unit (2 acre minimum); 40,000SF for first dwelling unit and 10,000 SFfor each additional unit (minimum 20 acres)	18	0	\$310,000	2	53	53	0	0	0	0	0	3.93%	121	0	78	78	36	42	1,985	1,076	
SALISBURY	NO	NO	YES	1/4 acre; 1/2 acre; 1 acre; 2 acres	unavailable	33	8	\$215,500	3	197	197	0	0	0	0	0	3.18%	236	0	110	110	0	110	3,456	1,900	
WEST NEWBURY	NO	NO	Special Permit Only	20,000SF; 40,000SF; 80,000SF	At least four times the mimimum lot area for the district in which it is located (minimum of 60,000 SF)	12	0	\$411,225	0	0	0	0	0	0	0	0	1.84%	115	0	26	26	26	0	1,414	724	